



F.
MAR 18 2015



MEMORANDUM **Planning Division – PZ Memo No. 15-032**

DATE: MARCH 18, 2015

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER *KK* *[Signature]*

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *[Signature]*

SUBJECT: PDP14-0018 CHANDLER EXPRESS CAR WASH

Request: Preliminary Development Plan (PDP) approval for site and building design of a new car wash facility

Location: South of the southwest corner of Arizona Avenue and Germann Road

Applicant: Jesse Macias, PM Design Group, Inc.

Project Info: Approximately 1-acre site with a 5,600 square foot car wash facility

RECOMMENDATION

Planning Staff, upon finding the Preliminary Development Plan (PDP) request to be consistent with the General Plan and Planned Area Development (PAD) zoning, recommends approval subject to conditions.

BACKGROUND

The subject site is an undeveloped property located south of the southwest corner of Arizona Avenue and Germann Road. The property is part of a larger commercial center, Olive Tree Plaza, which has not fully developed. The parcel is just over 1-acre and located south of two existing freestanding pads; Sonic Restaurant and QuikTrip gas and convenience store along Arizona Avenue. The parcel is bordered on the south by an existing multi-family residential development, a restaurant to the north, vacant land to the west, and Arizona Avenue to the east.

The request is to allow a third freestanding pad along Arizona Avenue as part of the larger commercial center. The development was approved in accordance with Zoning Code allowing

one freestanding pad per arterial street frontage. QuikTrip constitutes the pad along Germann Road and Sonic restaurant is the Arizona Avenue pad. The prior commercial center site plan included an inline retail shops building of approximately 8,125 square feet in the location proposed for the car wash.

Olive Tree Plaza was zoned Planned Area Development (PAD) in 1999 along with a multi-family residential parcel. The commercial center was approved for Community Commercial District (C-2) land uses. The apartments received PDP approval and developed. A PDP was approved in 2004 for a shopping center with approximately 83,700 square feet of retail space and two freestanding pads. In 2005, a rezoning case approved a gas station with convenience store use at the intersection corner replacing a retail shops pad. In 2009, the gas station pad received a zoning time extension and approval to construct the gas station pad prior to any other development in the commercial center. A second pad in the center was represented as a bank with a single-lane drive-through which did not develop. In 2011, Planning Staff administratively approved this pad for another C-2 use, a Sonic restaurant with a drive-in and drive-through.

The car wash facility provides a car wash tunnel, small administrative office, restroom, small vending area, and equipment room. The site includes twenty-seven covered, self-serve vacuum stations. The site is designed with a one-way circulation pattern to access the car wash and vacuum area.

Building architecture reflects the materials and forms of the adjacent restaurant and convenience store with gas station developments. The car wash building also incorporates modern elements to further enhance the appearance of the commercial corner. There is a main tower in the center of the car wash tunnel with glazing providing customers views from the tunnel. This element is enhanced with steel framework that creates an architectural projection above the main roofline. The proposal includes building mounted signage which will conform to the sign standards set forth in the Olive Tree Plaza zoning case; reverse pan channel, 24-inch letters, and Sign Code requirements for PAD zoning.

DISCUSSION

Planning Staff finds the proposed car wash facility to be complementary with existing buildings and providing four-sided architectural design and character in conformance with Commercial Design Standards. The added modern elements and use of materials enhances the streetscape. The addition of a third pad is not unusual for a 10-acre commercial center. The building is setback approximately 70 feet from Arizona Avenue in alignment with the existing Sonic pad. The car wash facility is designed in conjunction with existing PDP entitlements for the remaining undeveloped parcel.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on February 11, 2015. No area property owners attended.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of the Preliminary Development Plan subject to the following conditions:

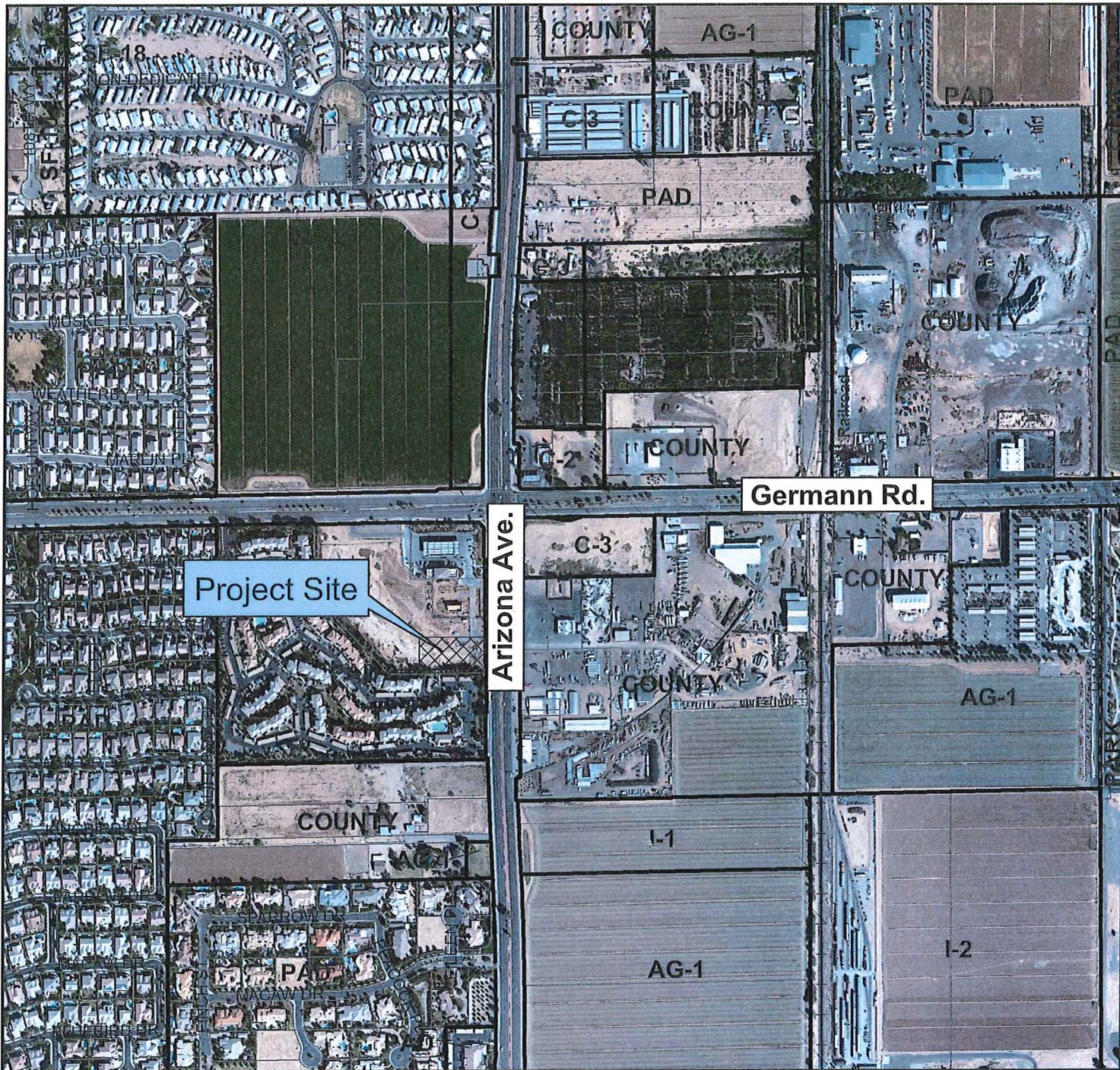
1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "CHANDLER EXPRESS CAR WASH FACILITY", kept on file in the City of Chandler Planning Division, in File No. PDP14-0018, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 2980 in case PL98-173 Olive Grove Apartments, except as modified by condition herein.
3. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Planning Administrator for arterial street median landscaping.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
5. Landscaping shall be in compliance with current Commercial Design Standards.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. The canvas shade structures shall be maintained in a manner similar to that at the time of installation.
8. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

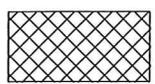
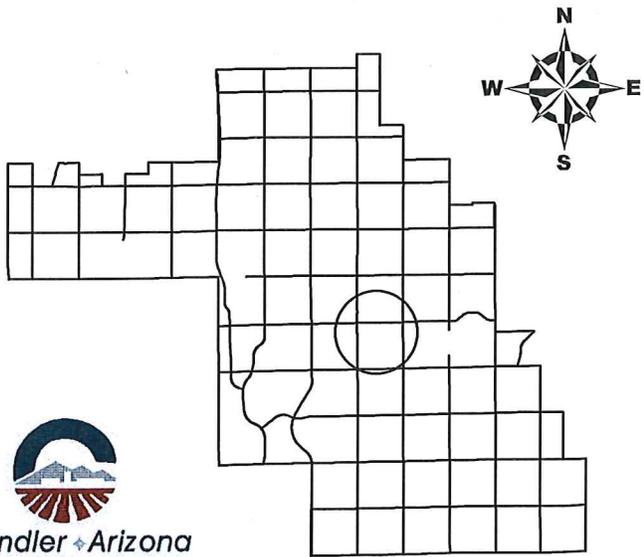
Motion to recommend approval of Preliminary Development Plan PDP14-0018 CHANDLER EXPRESS CAR WASH for a car wash facility, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plans
3. Landscape Plan
4. Building Elevations
5. Floor Plan/Vacuum Stanchion Elevations
6. Original Plan, PDP04-0016 Olive Tree Plaza
7. Updated Plan, PDP12-0022 Sonic
8. Ordinance No. 2980 Olive Grove Apartments
9. Development Booklet, Exhibit A



Vicinity Map

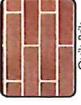


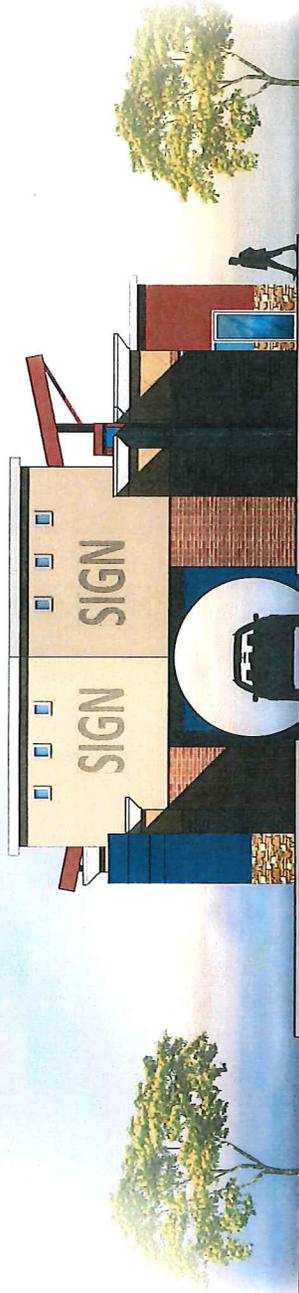
PDP14-0018

Chandler Express Car Wash

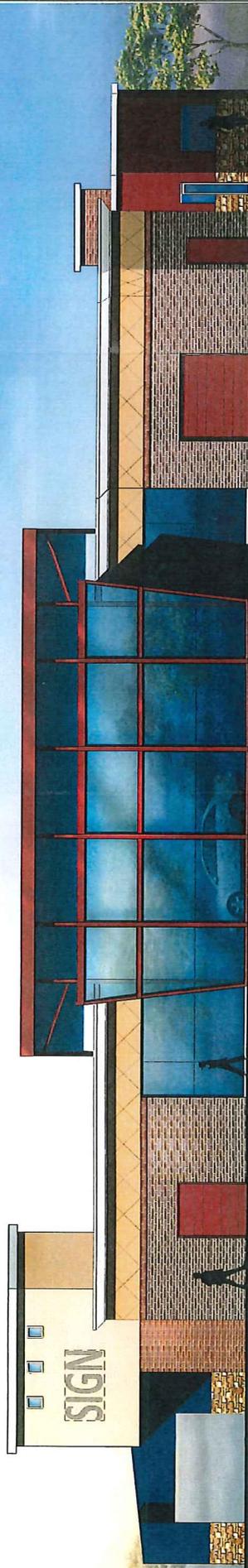


Color Legend:

	Sherrin Williams SW7591 "Red barn"		Quik-Blok Heritage Blend
	Painted Wall Finish "Cobblestone Blue"		Quik-Blok Marquis Blend
	Sherrin Williams SW6114 "Sage"		Cele Pacific Fabric Aqualic Blue
	Sherrin Williams SW6113 "Interactive Cream"		Country Limestone "Honey"



EAST elevation

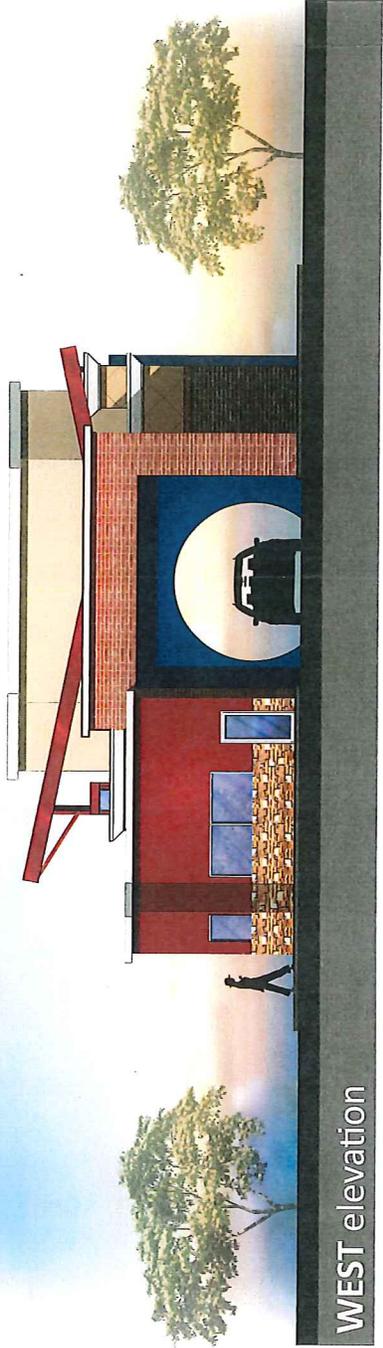
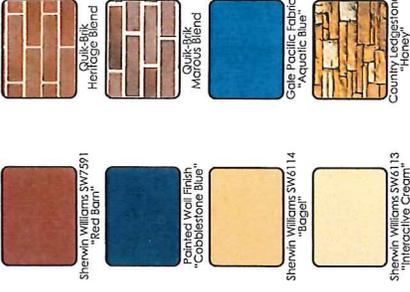


NORTH elevation

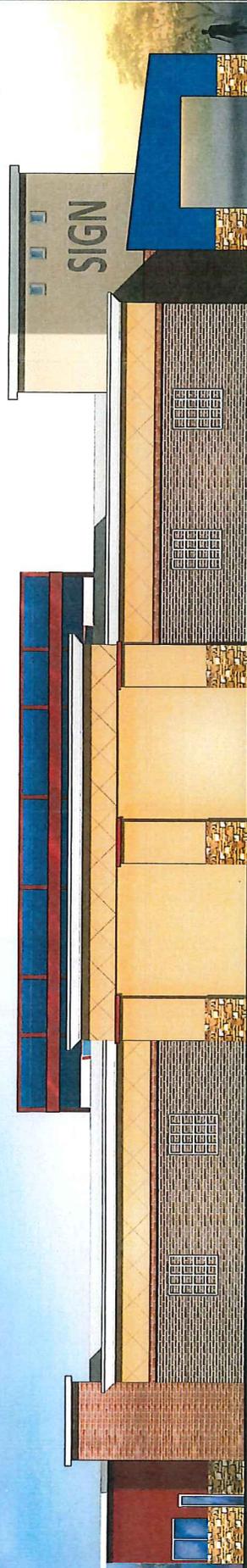
CHANDLER EXPRESS

SWC Arizona Ave + Germann Rd
Chandler, AZ

WUUI LEBEUIU.



WEST elevation



SOUTH elevation



CHANDLER EXPRESS

SWC Arizona Ave + Germann Rd
Chandler, AZ

2.17.15

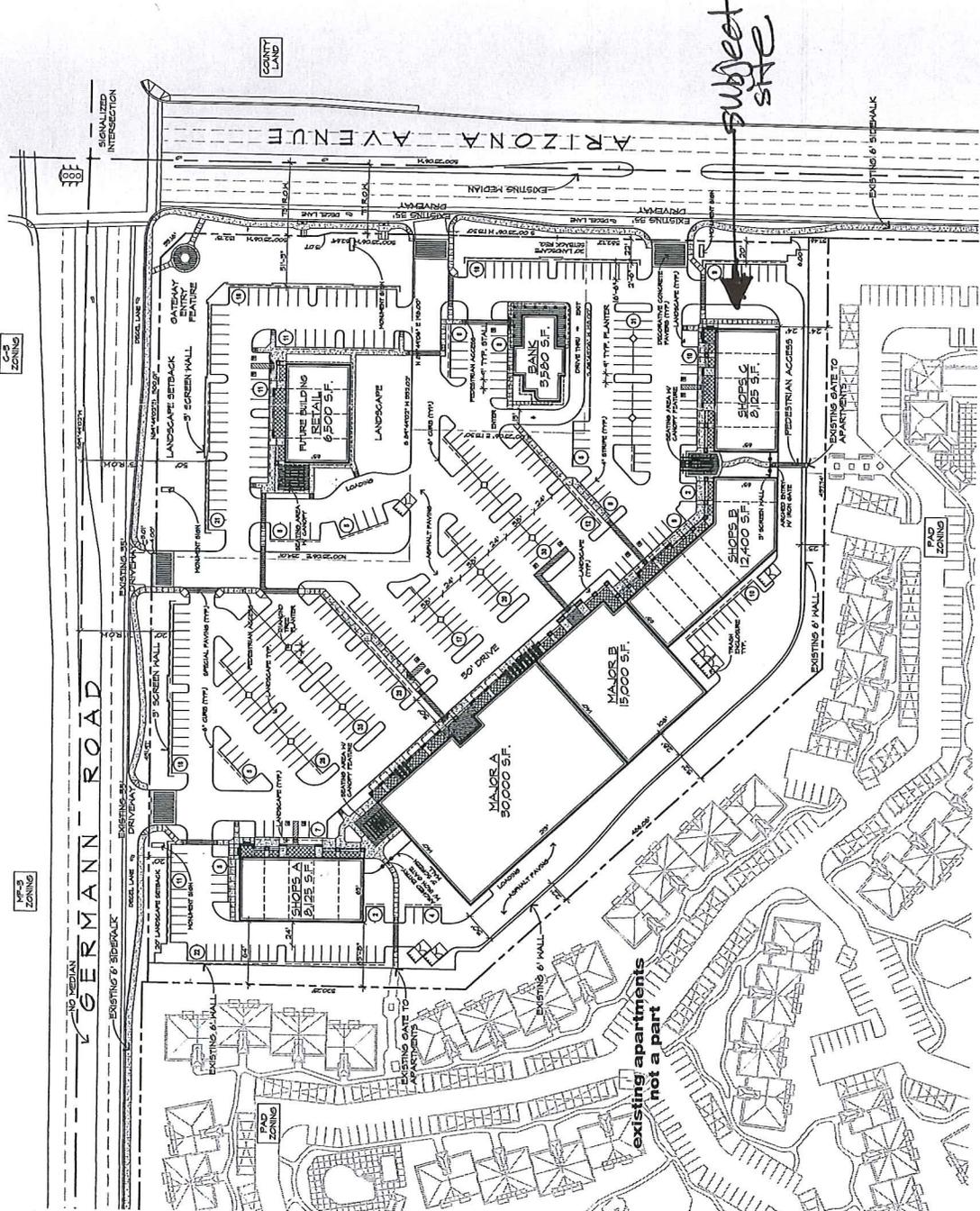
project directory
 APPLICANT: PROPERTY DEVELOPMENT SOUTHWEST
 1835 NORTH CENTRAL AVENUE, SUITE 240
 SCOTTSDALE, ARIZONA 85254
 CONTACT: ROBERT KUBICEK
 PHONE: (480) 214-6480
 FAX: (480) 214-1615
 OWNER:
 CYPRESS POINTE LLC
 A WASHINGTON LIMITED LIABILITY CO.
 1010TH AVE. N.E. SUITE 950
 BELLEVUE, WA 98004
 ARCHITECT:
 ROBERT KUBICEK ARCHITECTS & ASSOCIATES
 2225 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: ROBERT KUBICEK
 PHONE: (602) 955-0000
 FAX: (602) 955-0046
 EMAIL: rk@rka.com

legal description
 LOT ONE (1) OLIVE GROVE APARTMENTS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 520 OF MAPS, PAGE 21.

site data
 ZONING: F.A.D. NEIGHBORHOOD RETAIL
 PROPOSED USE: NEIGHBORHOOD RETAIL
 GROSS SITE AREA: (566,585 S.F.) 13.01 ACRES
 NET SITE AREA: (456,236 S.F.) 10.44 ACRES
 BUILDING AREA:
 MAJORS A: 50,000 S.F.
 MAJORS B: 15,000 S.F.
 SHOPS A: 19,400 S.F.
 SHOPS B: 12,125 S.F.
 SHOPS C: 6,500 S.F.
 BANK: 5,500 S.F.
 TOTAL BUILDING AREA: 237,500 S.F.
 SITE COVERAGE: 19.5 %
 OCCUPANCY: MERCHANTILE
 CONSTRUCTION TYPE: V-N FIRE SPRINKLERED
 TOTAL PARKING REQUIRED (4.0/1000): 955 SPACES
 TOTAL PARKING PROVIDED (5.0/1000): 425 SPACES
 ACCESSIBLE SPACES REQUIRED: 8 SPACES
 ACCESSIBLE SPACES PROVIDED: 15 SPACES

PECCOS ROAD			
GERMANN ROAD			
GREEN CREEK ROAD			
MC GREEN ROAD			
ARIZONA AVENUE			
ALMA SCHOOL ROAD			

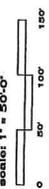
vicinity map
 SOURCE: TULSA



subject site



preliminary site plan
 scale: 1" = 50'-0"



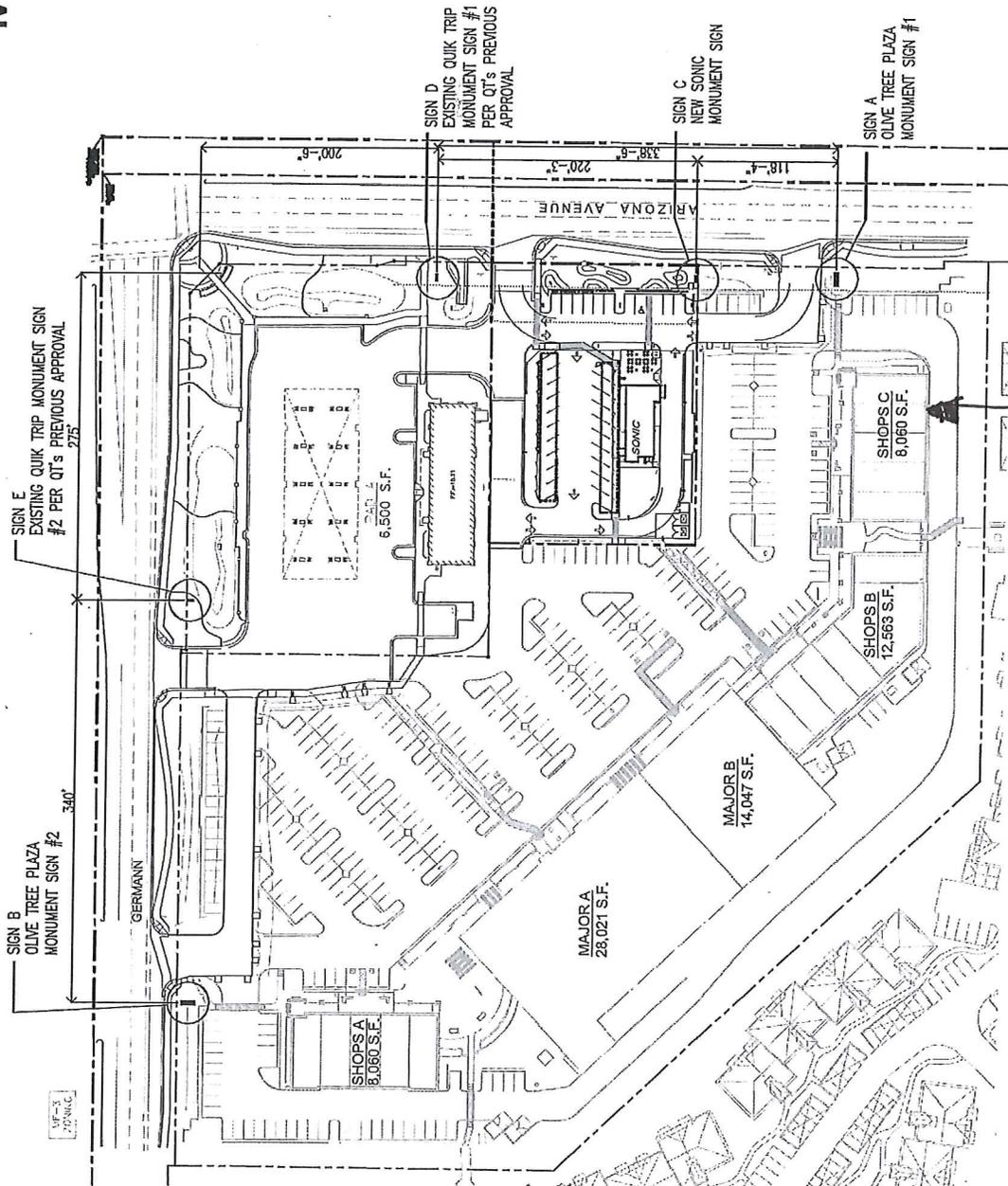
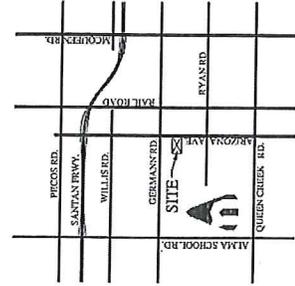
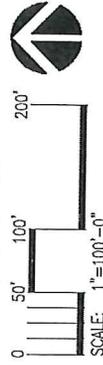
original plan: PDP04-0016 Olive Tree Plaza

Olive Tree Plaza Monument Sign Location Plan Exhibit 2

SIGN LEGEND:

- SIGN A OLIVE TREE PLAZA MONUMENT SIGN #1
14' HEIGHT, 5 TENANT PANELS
- SIGN B OLIVE TREE PLAZA MONUMENT SIGN #2
8' HEIGHT, 4 TENANT PANELS
- SIGN C SONIC MONUMENT SIGN
6' HEIGHT
- SIGN D EXISTING QUIK TRIP MONUMENT SIGN #1
BY OTHERS PER QT'S PREVIOUS APPROVAL
6' HEIGHT
- SIGN E EXISTING QUIK TRIP MONUMENT SIGN #2
BY OTHERS PER QT'S PREVIOUS APPROVAL
6' HEIGHT

OLIVE TREE PLAZA MONUMENT SIGN LOCATION PLAN



subject site

PDP12-0022 sonic - updated site plan with sonic and quik trip pads 5/2013

ORDINANCE NO. 2980

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 TO PAD (PL98-173 OLIVE GROVE APARTMENTS) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

That part of the East Half of the Northeast Quarter of Section 9, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Northeast Corner of said Northeast Quarter of Section 9;
Thence South 89 degrees 51 minutes 40 seconds West along the North line of said Northeast Quarter, a distance of 1301.57 feet;
Thence South 00 degrees 31 minutes 40 seconds West, a distance of 40.00 feet to the true point of beginning;

Thence North 89 degrees 51 minutes 40 seconds East, a distance of 954.89 feet;
Thence South 85 degrees 33 minutes 53 seconds East, a distance of 125.40 feet;
Thence North 89 degrees 51 minutes 40 seconds East, a distance of 38.72 feet;
Thence South 00 degrees 23 minutes 06 seconds West, a distance of 133.03 feet;
Thence North 89 degrees 51 minutes 40 seconds East, a distance of 75.92 feet;
Thence South 00 degrees 22 minutes 03 seconds West, a distance of 46.83 feet;
Thence South 15 degrees 00 minutes 32 seconds East, a distance of 41.48 feet;
Thence South 00 degrees 22 minutes 03 seconds West, a distance of 735.51 feet to a point on a tangent curve to the left, concave easterly, whose radius bears South 89 degrees 37 minutes 57 seconds East, a distance of 77044.44 feet;
Thence Southerly along said curve through a central angle of 00 degrees 58 minutes 51 seconds, an arc length of 131.89 feet;
Thence North 89 degrees 57 minutes 55 seconds West, a distance of 1209.74 feet;
Thence North 00 degrees 31 minutes 40 seconds East, a distance of 1093.72 feet to the true point of beginning.

Said parcel is hereby rezoned from AG-1 to PAD subject to the following conditions:

1. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
2. Right-of-way dedications to achieve full half widths for Germann Road and Arizona Avenue, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan
3. Construction shall commence above foundation walls within two (2) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

4. Undergrounding, if applicable, of all overhead electric (under 69KV), communications and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements in accordance with City adopted design and engineering standards.
5. Completion of the construction, where applicable, of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
7. Development shall be in substantial conformance with Exhibit A, Development Booklet, except as modified by condition herein.
8. The tot lots shall have a minimum of 20 play stations.
9. The commercial site plan is conceptual only. The representation in Exhibit A is specifically not approved.
10. Zoning and Preliminary Development Plan approval do not constitute Final Site Development Plan approval. Site Development Plan approval shall be subject to all requirements of code and/or condition.
11. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner.
12. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way), perimeter walls and retention basin designs.
13. All dwelling units shall have copper plumbing supply lines.
14. Due to the impact of the development, a development agreement in the form approved by the City as required to provide necessary public infrastructure.
15. Approval by the City Engineer and Director of Planning and Development with regard to the details of all submittals required by code or condition.

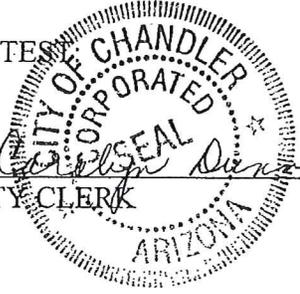
16. Effluent – The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (a. k. a. effluent). If reclaimed water is not available at the time of construction, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. The open space, common areas, and landscape tracts may be irrigated and supplied with water on an emergency basis only as determined by the effluent supplier for these needs. The developer will be responsible for all internal system costs for effluent and emergency water sources. The developer will also be responsible for all potable water costs as determined by the City.
17. In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development.
18. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners.
19. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Olive grove Apartments development shall use treated effluent to maintain open space, common areas, and landscape tracts.
20. The front yard setback from the future right-of-way along Germann Road should be fifty (50) feet.
21. The spacing of trees on the south side shall be 11 feet on center and the spacing of trees on the west side shall be 17 feet on center.
22. The tree sizes along Arizona Avenue and Germann Road shall be one size larger than that required by code.
23. Roof tile colors will be two different types as approved by Staff, unless four different roof types can be designed which are closer in shape color.
24. The windows on the rear elevations will be changed as follows: Three of the six upper floor four-panel windows will be changed to a taller window as depicted on the front elevations.
25. The three-story element on Building F will be moved to Building K.

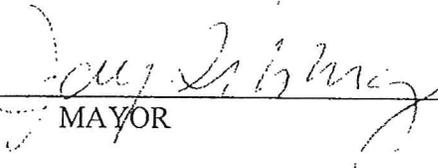
26. One roof section of buildings B, F, L, M, P, U, six of the 16 unit two-story buildings will be raised 2 feet above the plate line and these roof sections and roof lines shall be approved by Staff.
27. The landscaping in the joint easement between the commercial and residential portions of the property shall be installed in Phase I.
28. Full right-of-way improvements for both phases shall be installed along Arizona Avenue and Germann Road during Phase I subject to the approval of the City Engineer.
29. The tree plantings along the south and west sides shall be upgraded one size from the City standards (one-half 24 inch box and one-half 36 inch box), and the trees along the south side shall be planted 11 feet on center, and along the west side 17 feet on center upon the approval of the City's Landscape Architect as to the tree spacing and planting size.

SECTION II. Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 13 day of May, 1999.

ATTEST

CITY CLERK


MAYOR

ATTEST:


Carolyn Deena
CITY CLERK

Jim Doherty
MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 2980 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 27 day of May, 1999, and that a quorum was present thereat.

Carolyn Deena
CITY CLERK

APPROVED AS TO FORM:

Dennis M. O'Neill
CITY ATTORNEY

PUBLISHED: 6-3-99
6-9-99